



## 626 14 Avenue Calgary Alberta

\$374,999

Welcome to this sleek and modern 1-bedroom, 1-bathroom condo located on the 7th floor of the coveted Calla building in the vibrant community of Beltline. Offering a perfect blend of luxury and convenience, this home features high 9' ceilings and expansive floor-to-ceiling west facing windows that fill the space with natural light. The open-concept kitchen is equipped with stylish quartz countertops, a spacious breakfast bar, and high-end stainless steel appliances. Whether you're preparing a meal or entertaining guests, the seamless flow between the kitchen, living, and dining areas makes for a perfect layout. The generous living space leads out to your private, west facing 7th-floor balcony, providing an ideal spot to relax and enjoy the views. The spacious bedroom features a walk-through closet and provides direct access to the 4-piece bathroom, offering both privacy and convenience. An additional flexible space can easily serve as an in-home office or cozy den, while in-suite laundry adds practicality to your daily routine. An underground TITLED parking spot and separate assigned storage space adds to the unit. Calla is a luxurious, 12-storey, full-service building with a range of exceptional amenities, including a daytime concierge, fitness center, yoga studio, sauna, common courtyard, and guest suite. Enjoy the ease of downtown living with quick access to restaurants, shopping, and all the excitement Beltline has to offer. This condo combines modern living with exceptional amenities, making it the perfect home for those seeking both comfort and convenience in one of Calgary's most sought-after neighbourhoods. (id:6769)

Foyer 3.58 Ft x 4.58 Ft

Kitchen 10.92 Ft x 8.58 Ft

Dining room 10.92 Ft x 7.17 Ft

Living room 10.92 Ft x 12.17 Ft

Office 9.00 Ft x 5.00 Ft

Primary Bedroom 9.00 Ft x 9.33 Ft

Hall 2.75 Ft x 4.75 Ft

4pc Bathroom 9.00 Ft x 5.58 Ft

Laundry room 3.42 Ft x 3.17 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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(CENTRAL)**

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